

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0501	
1. Location	Hazelhatch, Newcastle, Co. Dublin.			
2. Development	Change of approved house type for partial two storey/dormer bungalow.			
3. Date of Application	20/09/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Philip J. Staunton, Architects. Address: 46, Grafton Street, Dublin 2.			
5. Applicant	Name: D. Wall. Address: 14, Ashton Lawn, Knocklyon Road, Templeogue, Dublin 16.			
6. Decision	O.C.M. No. 2228	Effect		
	Date 18/11/96	AP GRANT PERMISSION		
7. Grant	O.C.M. No. 0106	Effect		
	Date 22/01/97	AP GRANT PERMISSION		
8. Appeal Lodged				
9. Appeal Decision				
10. Material Contravention				
11. Enforcement	Compensation	Purchase Notice		
12. Revocation or Amendment				
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal		
14. .... Registrar	..... Date	..... Receipt No.		

SOUTH DUBLIN COUNTY COUNCIL  
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Philip J. Staunton, Architects,  
46, Grafton Street,  
Dublin 2.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0106	Date of Final Grant 21/01/97
Decision Order Number 2228	Date of Decision 18/11/96
Register Reference S96A/0501	Date 20th September 1996

Applicant D. Wall.

Development Change of approved house type for partial two storey/dormer bungalow.

Location Hazelhatch, Newcastle, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (14) Conditions.

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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 This planning permission relates solely to a change of house type.  
REASON:  
In the interests of clarity.
- 3 The proposed house shall not be sold, leased, let or otherwise disposed off separately from the site/landholding which is the subject of this planning application.  
REASON:  
In the interests of orderly development and so that the house is used to meet it's stated purpose - residential accommodation associated with the agricultural use of site/landholding.
- 4 The proposed dwelling shall be used as a single dwelling unit and shall not be used for the purposes of overnight guest accommodation without first receiving a separate planning permission from South Dublin County Council.  
REASON:  
In the interests of the proper planning and development of the area.
- 5 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1991" available from Eolas.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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**REASON:**

In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 Details of proposed brick shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. Roof materials shall be natural stone slate as per the submitted drawings.

**REASON:**

In the interests of the visual amenities of the area.

- 8 Full details of the proposed access and entrance area shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. The access and entrance area shall be designed and constructed in such a manner as to ensure that surface water from the development does not enter onto the public road and that surface water drainage from the public road is not adversely interfered with. The entrance area shall be surfaced with a dust free and durable material. Gravel or other loose material is not acceptable.

**REASON:**

In the interests of a proper standard of development and the prevention of the creation of a traffic hazard.

- 9 Other than that part of the hedgerow on the site frontage which is to be removed to provide access and visibility in accordance with the Council's requirements, the remaining hedgerow shall be protected during the development and be retained at it's existing height thereafter. In particular, the proposed front boundary wall shall be omitted.

**REASON:**

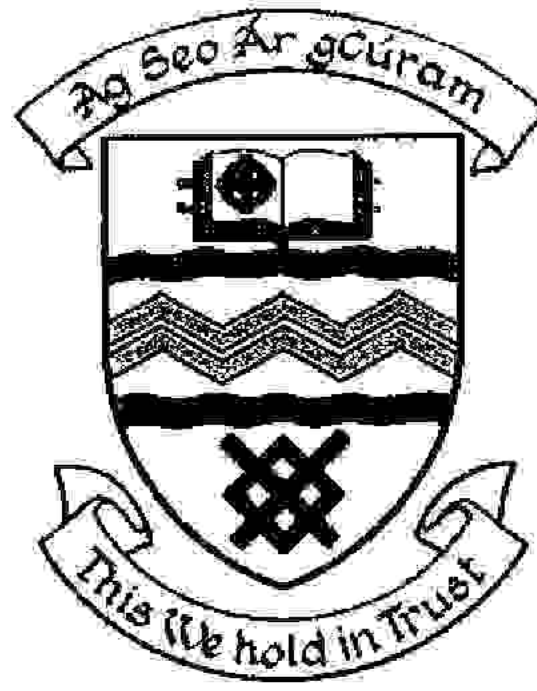
In the interests of the visual amenities of the area.

- 10 Prior to the commencement of development a detailed landscaping and planting scheme for the site, including the site boundaries shall be submitted to and be to the satisfaction of the Planning Authority. All landscaping and planting shall be undertaken in the first planting season following the commencement of development.

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**REASON:**

In the interests of the proper planning and development of the area.

- 11 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.

**REASON:**

In the interest of the proper planning and development of the area.

- 12 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

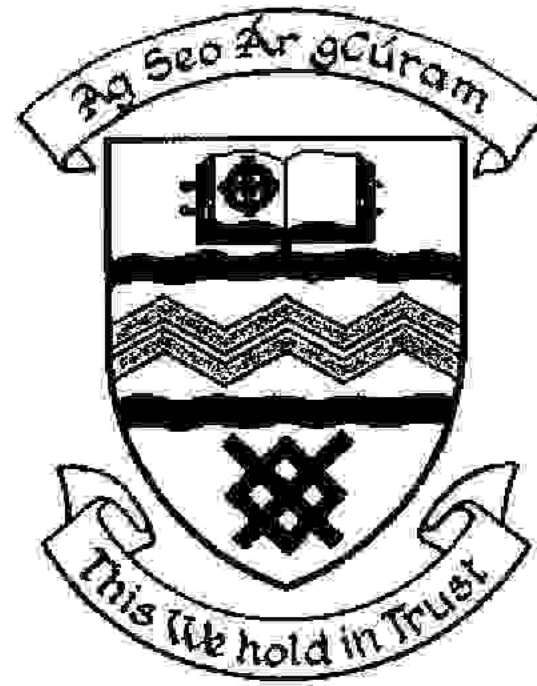
The provision of this service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 13 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the central statistics office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) shall be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage system in the area of the proposed development and which would facilitate the development.

REASON:

The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

N.B. see letter dated 20th January 1997 re. condition no. 11

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

  
..... 22 January 1997  
for SENIOR ADMINISTRATIVE OFFICER

20th January 1997

Philip J Staunton,  
Architects,  
46 Grafton Street,  
Dublin 2

**Re:** Planning permission for change of approved house type,  
for partial two storey/dormer bungalow at Hazelhatch,  
Newcastle, Co. Dublin for Mr. David Wall.  
Reg. Ref. No. S96A/0501

Dear Sir,

I refer to your letter dated 12th December 1996 to Mr. Tom Doherty, Assistant Manager and wish to advise you that a Final Grant of Permission cannot vary from a Notification of Decision to Grant Permission other than as the result of an appeal to An Bord Pleanala.

However, in this instance the Council is willing to acknowledge that it was inappropriate to include condition no. 11 (requiring the facilitation of the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess) and no action is required by the applicant on foot thereof.

A copy of this letter will be included with the copy of the Final Grant of Permission which will be maintained in the Planning Register, and a note reading "see letter dated 20th January 1997 re. condition no. 11" will be appended to the Final Grant.

Yours faithfully,

  
Senior Administrative Officer

REG. REF. : S96A/0501/C1

DATE : 18.03.1997

RE: Change of approved house type for partial two storey/dormer bungalow at Hazelhatch, Newcastle, Co. Dublin for D. Wall.

Dear Sir,

I refer to your submission received on 03.01.1997 to comply with Condition No's. 7, 8, 10, 11, 12 13 and 14, of grant of permission, Order No. P/0106/97, dated 22/01/97, in connection with the above.

I wish to inform you that the submitted details comply with the appropriate conditions of the permission with the exception of Condition No. 8. The design and construction of the entrance area so as to ensure no adverse interference with surface water drainage should be certified by a professionally qualified and competent person such as an architect or an engineer. Compliance with Condition No. 7 is acceptable subject to the use of natural stone slate.

Yours faithfully,

  
for Senior Administrative Officer

Philip J. Staunton, Architects,  
46 Grafton Street,  
Dublin 2.